

MINUTES  
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 2

May 5, 2026

The Board of Directors (the "Board") of Mission Bend Municipal Utility District No. 2 met in special session, open to the public, at the Clayton Homeowner's Association Clubhouse, 3705 Green Crest Drive, Houston, Texas 77082, outside the boundaries of the District, on the 5<sup>th</sup> day of May 2026, and the roll was called of the members of the Board being present in person or by telephone:

Judy Villagomez	President
Mary Bertrand	Vice President
Susan Land Johnson	Assistant Vice President
Marlene Weppler	Secretary
Leroy Eaglin	Assistant Secretary

and all of the above were present, except Directors Villagomez and Bertrand, thus constituting a quorum.

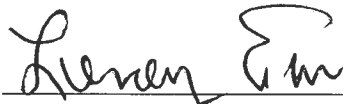
Also present at the meeting were those persons listed on the attached attendance sheet.

MISSION BEND GREENBELT ASSOCIATION ("MBGA")

The Board attended the MBGA Board meeting and discussed routine business. No action was taken by the Board.

There being no further matters to come before the Board, the meeting was adjourned.



  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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No.

Attendance Sheet..... 1

MISSION BEND GREENBELT ASSOCIATION  
ATTENDANCE FOR MEETING 5/5/2026

Chelford City MUD:  
~~Johnnie M. Brumfield~~  
~~Frances Tomlin~~  
~~John L. Gardner~~  
~~Anna M. Ochoa~~  
~~Warren Hector~~

Chelford One MUD:  
~~Dr. Winetta Billings~~  
~~Lynne Alwine~~  
~~Michael Martin~~  
~~Connie Fowler~~  
~~Jon Lee~~

Mission Bend MUD#1:  
~~Carol McDonald~~  
~~Carl S. Roecker~~  
~~Michael Alderfer~~

Mission Bend MUD#2:  
~~Mary Bertrand~~  
~~Susan Johnson~~  
~~Judy Villagomez~~  
~~Alma M. Wepler~~  
~~Leroy Eaglin~~

Harris County MUD#120  
~~Frances C. Browning~~  
~~Gary L. Gassmann~~  
~~Tracy Jones~~  
~~Sylvia Martinez~~  
~~Keith Green~~

~~Attorney: Audrey Briscoe~~  
~~Attorney: Christina Miller~~  
~~Attorney: Katie Carner~~

~~Engineer: Jolie Craft~~  
~~Engineer: Taylor Reed~~

~~Bookkeeper: Mary Ann Mihills~~  
~~Bookkeeper: Luz Ghisays~~  
~~Auditor: Hunter Farrell~~  
~~Auditor: Joseph Ellis~~

~~Public: David Bugyi - DEBCO~~  
~~Bill Glass-Enhanced Energy~~  
~~Sakina Lanig-HC Pct 4~~

~~Trail Advocate: Bryan Dotson~~

~~Security: Sherriff James Wheeler~~  
~~Deputy John Scott~~  
~~HPD Officer Chun~~

~~CustomScapes: Hermes Amaya~~  
~~David Amaya~~

~~Mission Bend Green HOA Members~~

~~Harris County Tollroad Authority~~  
~~Josie Ortiz~~  
~~Amar Mohite~~

MINUTES  
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 2

April 21, 2026

The Board of Directors (the "Board") of Mission Bend Municipal Utility District No. 2 (the "District") met in regular session, open to the public, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, on the 21<sup>st</sup> day of April, 2026, and the roll was called of the members of the Board being present:

Judy Villagomez	President
Mary Bertrand	Vice President
Susan Land Johnson	Assistant Vice President
Marlene Wepler	Secretary
Leroy Eaglin	Assistant Secretary

and all of the above were present, except Director Bertrand, thus constituting a quorum.

Also present at the meeting were: Joseph Ho-Shing of the Harris County Precinct No. 4 Commissioner's Office ("HCP4"); Deputy Charles Hill of the Harris County Sheriff's Office ("HCSO"); Lina Loaiza of Bob Leared Interests; Daniela Moderow of Baxter & Woodman Consulting Engineers, Inc. ("B&W"); Hermes Amaya of Custom Scapes, Inc. ("Custom Scapes"); Vicki Busboom of VLB Bookkeeping Services; Sarah Wheeler of Triton Consulting Group, Inc. ("Triton"); Brett Keese and Susan Cita of TBG Partners ("TBG"); Carlous Smith of Si Environmental, LLC ("Si"); Tommy Gomez of Houston Electrical ("Houston Electrical"); Emmanuel Vazquez of Vazquez Electronics, LLC ("Vazquez Electronics"); and Christina Miller and Trenise Simmons of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Villagomez offered any members of the public attending the meeting the opportunity to make a public comment. There being no further requests to make a public comment, Director Villagomez moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the March 17, 2026 (Regular) and April 7 (Greenbelt) meetings. Ms. Miller noted that there was no quorum at the March 30 (Integrated) or April 13 (Chelford) meetings. Following review and discussion, Director Eaglin moved to approve the minutes for the March 17, 2026 (Regular) and April 7 (Greenbelt) meetings, as presented. Director Wepler seconded the motion, which carried by unanimous vote.

## SECURITY SERVICES MATTERS

### REPORT FROM HCSO

Deputy Hill reported that the March 2026 security services report was not provided due to onboarding of a new district. He stated that reporting will resume as normal in April 2026. Discussion ensued regarding various criminal activity within the District.

### UPDATE ON IMPLEMENTATION OF SIGNS PROHIBITING COMMERCIAL VEHICLES FROM PARKING OVERNIGHT

The Board discussed the ongoing issue regarding commercial vehicles parking in the District overnight. Ms. Miller confirmed that the petition package had been submitted to HCP4. Deputy Hill stated that towing enforcement will commence once signs are installed.

## PARK MAINTENANCE MATTERS

The Board reviewed a landscape maintenance report from Custom Scapes, a copy of which is attached, including the general landscape maintenance invoices, which were submitted for payment by Custom Scapes, including: facility mowing in the amount of \$520.80; maintenance and mowing at Terra Del Sol in the amount of \$1,015.00; monthly maintenance at Little Villa Wetland Park ("LVWP") in the amount of \$3,984.00; monthly maintenance at Magnolia Park in the amount of \$8,428.50; and monthly maintenance of the Mission Bend Greenbelt Trail (the "Trail") in the amount of \$4,392.92.

Mr. Amaya reported that he met with the District's engineer to inspect the detention pond located behind the residential properties in Terra Del Sol. He stated that erosion is beginning to develop along the area where stormwater flows into the pond. He then presented and reviewed Estimate No. 1992 in the amount of \$15,373.00 for scraping, re-grading, placement of topsoil, and installation of Bermuda grass to stabilize the affected area.

Mr. Amaya reported that six Rain Bird jumbo valve boxes at LVWP are either cracked or missing lids. He presented and reviewed Estimate No. 1993 in the amount of \$710.00 for replacement of the damaged boxes.

Mr. Amaya reported that, following a walkthrough, he identified six small dead trees within the District. He presented and reviewed Estimate No. 1994 in the amount of \$890.00 for removal of the trees and grinding of the stumps.

Mr. Amaya reported that, after completing the power washing of the three bridges at LVWP, he observed several wood boards that require replacement due to cracking. He

presented and reviewed Estimate No. 1995 in the amount of \$8,210.00 for replacement of the damaged boards and staining of the wood to extend its longevity.

Mr. Amaya presented and reviewed Estimate No. 1996 in the amount of \$9,150.00 for power washing, sanding, and repainting Bertrand Bridge, which includes a six-month paint warranty. He also presented and reviewed Estimate No. 1997 in the amount of \$3,850.00 for power washing, sanding, and repainting the affected areas of Bertrand Bridge.

The Board concurred to defer action on both Estimate No. 1996 and Estimate No. 1997 pending an on-site review to determine the specific areas requiring painting.

Following review and discussion, Director Wepler moved to: (1) approve the landscape maintenance report; (2) authorize payment of the general landscape maintenance invoices; and (3) approve Estimate No. 1992 in the amount of \$15,373.00, Estimate No. 1993 in the amount of \$710.00, and Estimate No. 1994 in the amount of \$890.00, as presented. Director Johnson seconded the motion, which carried by unanimous vote.

#### LIGHTING MAINTENANCE AND REPAIR

Mr. Gomez presented and reviewed a routine lighting and maintenance report for items at LVWP, Magnolia Park, and in Altamira, a copy of which is attached.

#### DISTRICT SURVEILLANCE CAMERA MATTERS

Mr. Vazquez reviewed a surveillance camera system report, a copy of which is attached. Mr. Vazquez reported on normal activities at Magnolia Park and LVWP during the previous month. He presented and reviewed photographs of individuals at LVWP after park hours, copies of which are attached to the surveillance camera system report.

He also presented and reviewed estimate no. S00171 from Vazquez Electronics in the amount of \$33,200.00 to replace twenty-fours antennas at LVWP. A copy of the estimate, as well as a map indicating the proposed locations of the replacement antennas, is attached to the surveillance camera system report. He stated that the existing antennas are incompatible with the upgraded internet requirements and must be replaced to improve system reliability. Discussion ensued regarding pricing to upgrade internet services. The Board requested that a quote from Comcast Corporation be obtained for internet service and presented at the next regular meeting.

Following review and discussion, Director Eaglin moved to: (1) approve the surveillance camera system report; and (2) approve estimate no. S00171 from Vazquez Electronics in the amount of \$33,200.00 to replace twenty-fours antennas at LVWP, as presented. Director Wepler seconded the motion, which carried by unanimous vote.

## FINANCIAL AND BOOKKEEPING MATTERS

Ms. Busboom presented and reviewed the bookkeeping report, including the investment report, the budget comparison, and the list of checks for the Board's approval. A copy of the bookkeeping report, including the investment report and budget comparison, is attached.

Ms. Busboom requested approval of check no. 1491 in the amount of \$10,422.25 payable to TBG, issued as a replacement for check no. 1488, which was lost in the mail and subsequently voided.

Following review and discussion, Director Johnson moved to: (1) approve the bookkeeping report, the checks presented for payment, and the investment report; and (2) approve check no. 1491 in the amount of \$10,422.25 payable to TBG. Director Eaglin seconded the motion, which carried by unanimous vote.

## TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Loaiza presented and reviewed the monthly tax report, a copy of which is attached, reflecting that 96.5% of the District's 2025 taxes were collected as of March 2026. Ms. Loaiza reviewed the bills presented for payment, including overpayment refunds and adjustments from the previous month. Following review and discussion, Director Wepler moved to approve the tax report and payment of the checks drawn from the District's tax account, including overpayment and value adjustment refunds, as presented. Director Eaglin seconded the motion, which carried by unanimous vote.

## RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board considered renewing the District's insurance policies in the amount of \$46,202.00, a copy of the renewal policy proposal is attached. Ms. Miller stated that the increase in the annual premium is due to increases in the value of facilities in the District. Following review and discussion, Director Johnson moved to accept the insurance policy renewal proposal from McDonald & Wessendorff Insurance in the amount of \$46,202.00, as presented, and direct that it be filed appropriately and retained in the District's official records. Director Wepler seconded the motion, which carried by unanimous vote.

## OPERATION OF DISTRICT FACILITIES

Mr. Smith presented and reviewed the operations report from Si, a copy of which is attached. Mr. Smith reported that the water accountability was 93.13% in the previous month. Mr. Smith reported on the current connections in the District, water production and distribution repairs, tap line repairs, sanitary sewer maintenance, lift station maintenance, fire hydrant replacement and maintenance, water meter repairs and replacements, and water well maintenance and repairs during the previous month.

He presented and reviewed a proposal in the amount of \$22,776.00 for repair and repainting of 233 fire hydrants within the District to bring them into compliance with current code requirements.

Following review and discussion, and based upon the operator's recommendation, Director Wepler moved to: (1) approve the operations report, as presented; and (2) approve the proposal in the amount of \$22,776.00 for repair and repainting of 233 fire hydrants within the District. Director Johnson seconded the motion, which carried by unanimous vote.

#### HEARING REGARDING TERMINATION OF WATER AND SEWER SERVICE

Mr. Smith presented and reviewed a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, and based upon the operator's recommendation, Director Wepler moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Johnson seconded the motion, which carried by unanimous vote.

#### IDENTITY THEFT PREVENTION PROGRAM

Mr. Smith reported on the District's Identity Theft Prevention Program (the "Program"), which requires Si to provide an annual written report addressing the effectiveness of the Program, significant instances of identity theft detection, and any recommendations regarding changes to the Program. Mr. Smith stated that the report indicates no significant incidents of identity theft detection and recommends no changes to the Program at this time. He presented and reviewed the annual Program report, a copy of which is attached.

#### ANNUAL WATER LOSS AUDIT

Ms. Miller stated that all retail public water suppliers are required to submit a water loss audit report to the Texas Water Development Board ("TWDB"). Ms. Miller stated that the next scheduled audit is for the year 2025 and is due by December 31, 2026. Following review and discussion, Director Wepler moved to: (1) approve the 2025 Water Loss Audit Report; (2) authorize the District's operator to file the audit report with the appropriate government agencies, including the TWDB, as required; and (3) direct that the audit report be retained in the District's official records. Director Johnson seconded the motion, which passed unanimously.

## CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT MATTERS

The Board discussed updates from the Chelford City Regional Wastewater Treatment Plant meeting. Following discussion, there was no action on this matter.

## DISTRICT MEDIAN MATTERS, INCLUDING AUTHORIZING PROPOSALS

The Board reviewed a proposal from Christmas Light Guy & Décor in the amount of \$30,800.00, for electrical work associated with the installation of holiday décor throughout the District, a copy of which is attached. The Board discussed the scope of services and related installation needs along with the medians in the District. Following review and discussion, the Board concurred to defer action until the next regular meeting.

## WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this item.

## ENGINEERING MATTERS

Ms. Moderow presented and reviewed an engineering report from B&W, a copy of which is attached.

### SANITARY SEWER CLEANING AND TELEVISIONING PROJECT

Ms. Moderow updated the Board on plans to move forward with the design phase for Sanitary Sewer System Phases I and II.

### WATER PLANT NO. 1 HYDRO-PNEUMATIC TANK ("HPT") REPLACEMENT

Ms. Moderow updated the Board regarding construction of the HPT replacement to serve the District.

### STORM WATER QUALITY ("SWQ") INSPECTIONS AND PERMITTING FOR TERRA DEL SOL

Ms. Moderow provided an update to the schedule for SWQ inspections and noted that erosion was developing.

Mr. Anderson presented and reviewed the quarterly inspection report and presented a proposal in the amount of \$2,138.36 for desilting, vegetation removal, and litter cleanup around the outfall structure serving Terra Del Sol Section 8. The proposed work is intended to restore proper drainage and improve overall site conditions. The Board requested a follow-up proposal for ongoing routine maintenance of the area.

## REQUESTS FOR SERVICE OR UTILITY COMMITMENT LETTERS

Ms. Moderow updated the Board on a plan review request submitted for a restaurant located at 14250 Bellaire Boulevard. A copy of the plan review letter is attached to the engineer's report.

## MISSION BEND GREENBELT

Ms. Moderow reported that the District is awaiting Harris County's approval of an encroachment request from CenterPoint Energy, Inc. at two locations along the trail where a powerline easement crosses the path. She recommended advertising the project in mid-May while awaiting approval, noting no design changes are expected.

Following review and discussion, and based on the engineer's recommendations, Director Eaglin moved to: (1) approve the engineer's report, as presented; (2) authorize advertisement of bids for the Trail; and (3) approve the proposal in the amount of \$2,138.36 for desilting, vegetation removal, and litter cleanup around the outfall structure serving Terra Del Sol Section 8, as presented. Director Wepler seconded the motion, which carried by unanimous vote.

## PARK AND RECREATIONAL FACILITY MATTERS

Ms. Cita presented and reviewed a report regarding the District's parks and recreational facilities, a copy of which is attached.

## MAGNOLIA PARK IMPROVEMENTS

Ms. Cita updated the Board on the Magnolia Park Phase III improvements project.

## TRAIL IMPROVEMENTS PROJECT

Ms. Cita updated the Board on the Trail improvement project.

Ms. Cita then updated the Board on the West Side Trail Expansion project.

## LVWP IMPROVEMENTS

Ms. Cita updated the Board on LVWP improvements and presented a feasibility study for adding a restroom, a copy of which is attached. Discussion ensued regarding current budget limitations and potential design elements that could be removed to achieve cost savings.

The Board then requested that a cost estimate from TBG for third-party cleaning and maintenance services for any future restroom facilities.

LANDSCAPE IMPROVEMENTS

Ms. Cita updated the board on Phase II of the fence replacement project at LVWP.

PRESSURE WASHING IN THE DISTRICT

There was no discussion on this agenda item.

GRANT OPPORTUNITIES

There was no discussion on this agenda item.

DISCUSS ALTAMIRA BEAUTIFICATION PROJECTS

There was no discussion on this agenda item.

DISTRICT TECHNOLOGY MATTERS

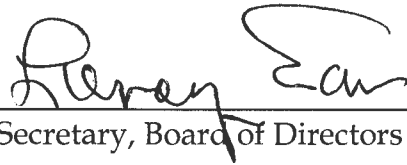
Ms. Wheeler presented and reviewed a communications report from Triton, a copy of which is attached.

MEETING SCHEDULE AND PLANNING MATTERS

The Board discussed the next regular Board meeting to be held on May 19, 2026, at 6:00 p.m. at the offices of ABHR.

There being no further matters to come before the Board, the meeting was adjourned.



  
Asst. Secretary, Board of Directors